



## 2 bed semi-detached bungalow to buy in NE32

Hedworth Lane, Jarrow, Tyne and Wear,  
NE32 4LH

# £160,000

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ SEMI DETACHED BUNGALOW
- ✓ TWO BEDROOMS
- ✓ SPACIOUS LOUNGE & BEDROOMS
- ✓ CLOSE TO AMENITIES & PUBLIC TRANSPORT
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Pattinson Estate Agents welcome to the market this Two Bedroom Semi-Detached Bungalow located on the popular Hedworth Lane, Jarrow.

Well presented and offering spacious living throughout, the property benefits from a modern fitted Kitchen, a bright & spacious Lounge in addition to a contemporary Family Bathroom whilst decorated in neutral tones and ready to move into.

The property is ideally located for local amenities & shops, with public transport nearby for travel to Newcastle City Centre, Sunderland City Centre, South Shields & Jarrow. Excellent road links make travel easy via the A1, A19 & Tyne Tunnel.

Briefly comprises; Entrance, Kitchen, Lounge, Inner Hall, Bedroom 1, Bedroom 2 & the Bathroom. Externally to the front is a private enclosed Garden with lawn and to the rear a large lawned Garden leading to the Garage.

Call Pattinson Jarrow on 0191 4897431 or email [jarrow@pattinson.co.uk](mailto:jarrow@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Private enclosed Garden with lawn, pathway leading to Entrance & gated access to side aspect;



## Entrance

1.96m x 1.49m (6'5" x 4'10")

UPVC part glazed door leading to Entrance, gas central heating radiator, built in storage;



## Lounge

Double glazed bay window to front aspect, gas central heating radiator, gas fire with feature surround;



## Inner Hallway

1.90m x 0.73m (6'2" x 2'4")

Built in storage, doors to Bedroom One, Bedroom Two & Bathroom;

## Bedroom One

4.84m x 2.59m (15'10" x 8'5")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Two

3.28m x 2.52m (10'9" x 8'3")

Double glazed window to rear aspect, gas central heating radiator;



## Bathroom

2.32m x 1.78m (7'7" x 5'10")

A white suite consisting of bath with mains shower over, pedestal wash hand basin, W/C, gas central heating radiator, extractor, laminate flooring, double glazed window to side aspect;



## Kitchen

3.30m x 2.35m (10'9" x 7'8")

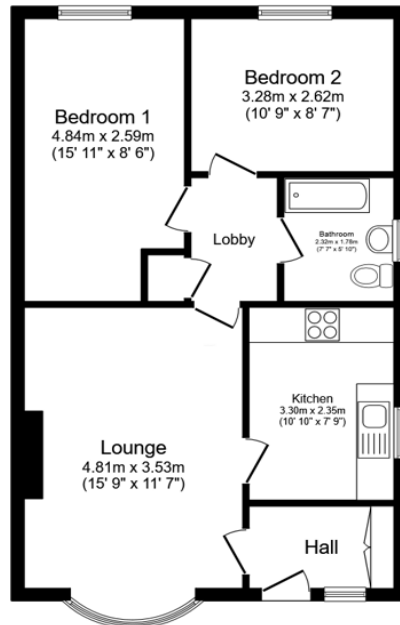
A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, electric double oven, gas hob with extractor over, tiled splashbacks, plumbing for washing machine, space for fridge freezer, combi boiler, recess lighting, tiled flooring, gas central heating radiator, double glazed window to side aspect;



## External Rear

Private enclosed garden with lawn, pathway leading to Garage & gated access to rear lane;






**Floor Plan**

Floor area 59.1 sq.m. (636 sq.ft.)

Total floor area: 59.1 sq.m. (636 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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